Lotherton Drive, Spennymoor, DL16 7FF
4 Bed - House - Detached
Guide Price £325,000

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Guide Price £325,000 - £335,000
This four-bedroom detached home is situated within one of Spennymoor's most desirable residential developments, offering an ideal blend of space, style, and location. Beautifully presented throughout, it is perfectly suited to first-time buyers, professionals, or growing families seeking a ready-to-move-into home with generous living areas and a high-quality finish. The property enjoys a favourable position for commuters, located approximately 10 minutes from the A1(M), providing excellent access to Newcastle, Durham, and Darlington via the A167 and A688. Despite its convenient connectivity, the home benefits from a peaceful setting, surrounded by attractive countryside with a variety of scenic walking and cycling routes nearby. Spennymoor itself offers a wide range of local amenities, including well-regarded schools, supermarkets, independent shops, restaurants, and leisure facilities.

Internally, the accommodation is both spacious and versatile. A welcoming entrance hall leads to a well-proportioned living room and a superb open-plan kitchen and dining area, ideal for modern living. The ground floor also includes a utility room, a dedicated study, and a convenient cloakroom. To the first floor, there is an impressive principal bedroom with ensuite, along with three further double bedrooms and a stylish family bathroom. Externally, the property continues to impress. To the front, there is an attractive lawned garden, while to the rear, a substantial enclosed garden offers a private outdoor space, mainly laid to lawn with a patio area suitable for seating and entertaining. The home also benefits from a detached double garage with up-and-over doors and off-street parking for multiple vehicles.

EPC Rating - B
Council Tax Band - F

Hallway
Quality flooring, radiator, stairs to first floor.

W/C
A well-positioned ground floor cloakroom, thoughtfully fitted with a WC and wash hand basin. Finished to a high standard, it benefits from the same elegant flooring that continues throughout the rest of the ground floor, creating a cohesive and stylish look.

Lounge
16'8" x 12'4 (5.08m x 3.76m)
A generously sized front-facing living room designed to balance comfort with style. Two large windows draw in an abundance of natural light, enhancing the tasteful interior. The space is further elevated by newly fitted herringbone flooring, extending effortlessly across the entire ground floor to create a cohesive and refined feel.

Kitchen / Dining Room
30'8" x 13'5 (9.35m x 4.09m)
A standout open-plan kitchen and dining area, perfectly suited to contemporary family life. The kitchen is thoughtfully fitted with a sleek range of wall, base, and drawer units, complemented by high-quality work surfaces, an integrated gas hob with extractor, a built-in electric oven with separate grill, and a fridge/freezer. There is ample room for a cosy seating or breakfast area, alongside a dedicated dining space ideal for a table and chairs. Two sets of French doors lead directly out to the rear garden, creating a seamless flow between indoor and outdoor living.

Utility Room
6'0" x 5'2" (1.83m x 1.57m)
A recently upgraded utility room providing valuable extra storage and workspace. Featuring an inset sink along with plumbing in place for both a washing machine and tumble dryer, it offers practicality alongside a clean, modern finish.

Study
9'10" x 9'3 (3.00m x 2.82m)
A flexible and well-presented home office, finished in neutral tones and enhanced by a front-facing window that brings in plenty of natural light. The space easily adapts to suit a variety of needs, whether as a home workspace, playroom, or an additional cosy sitting area.

Landing
Radiator, Access to bedrooms and bathrooms

Bedroom One
13'11" x 13'10 (4.24m x 4.22m)
A spacious principal bedroom positioned at the rear of the property, offering ample room to accommodate a super-king bed along with additional furnishings. Styled in contemporary tones, the room is enhanced by fitted wardrobes, dual windows allowing plenty of natural light, and a newly updated, sleek ensuite shower room.

Ensuite
8'6" x 6'11 (2.59m x 2.11m)
A stylishly renovated ensuite, featuring a contemporary walk-in shower complete with both rainfall and overhead showerheads. The space also includes a WC and a wash hand basin set within a sleek vanity unit, combining functionality with a modern, polished finish.

Bedroom Two
12'7" x 11'5" (3.84m x 3.48m)
A generously proportioned and inviting king-sized bedroom, flooded with natural light from dual windows that create a bright and airy ambience. With fitted wardrobes already in place and ample room for further furnishings, it provides a comfortable and versatile space, ideal as an additional principal bedroom.

Bedroom Three
11'9" x 9'10" (3.58m x 3.00m)
A further spacious and well-proportioned double bedroom, presented in neutral tones to suit a range of styles. Like many rooms in the home, it enjoys the benefit of dual windows, allowing plenty of natural light to enhance its bright and welcoming feel.

Bedroom Four
12'3" x 8'2 (3.73m x 2.49m)
A well-appointed double bedroom, enhanced by dual windows that invite an abundance of natural light. Offering a comfortable and versatile layout, it is perfectly suited for use as a child's bedroom, guest room, or home office.

Bathroom
8'6" x 6'6 (2.59m x 1.98m)
A stylish and well-appointed family bathroom, equipped with a panelled bath, separate shower cubicle, WC, and wash hand basin, delivering both comfort and practicality. The first floor is further enhanced by a charming reading nook on the landing, offering a peaceful spot to unwind.

Externally
To the front, the property boasts a well-maintained lawned garden, creating an attractive first impression. To the rear, a generous fully enclosed garden is predominantly laid to lawn, complemented by a patio area ideally suited for outdoor dining and entertaining. Further enhancing the appeal is a detached double garage with up-and-over doors, along with ample off-street parking for multiple vehicles.

Agents Notes
Council Tax: Durham County Council, Band F
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate –NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – stair access only, no lift
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

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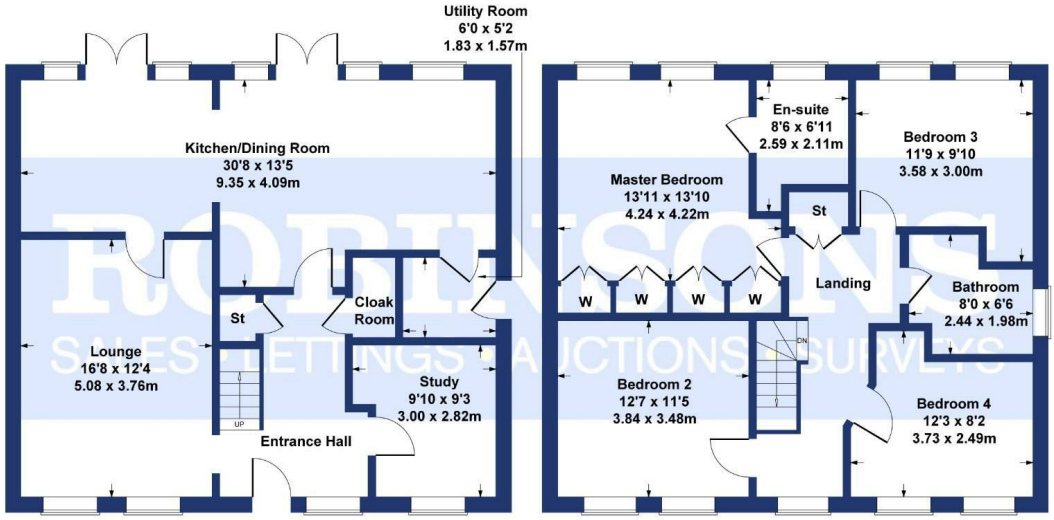
Lotherton Drive

Approximate Gross Internal Area
1656 sq ft - 154 sq m



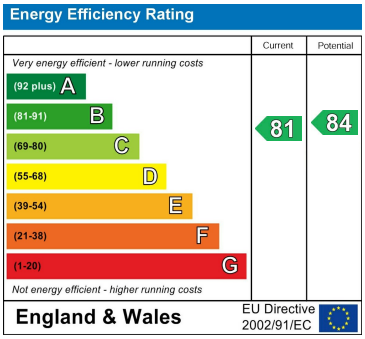
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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RICS

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